

DDD Commission Meeting
December 11, 2018, 8:00 a.m.
The Heron Downtown, 625 Convention St.

Attending: Eric Dexter, Fran Gladden, Scott Hensgens, Ric Kearny, Gordon LeBlanc, Melanie Montanaro

Absent: Cheryl McCormick

Others in Attendance: Gary Anderson, Paul Arrigo, James Avault, Greg Bivin, Gary Black, Timothy Boone, Kevin Broussard, Kenneth Brown, Gayle Carnahan, Bubba Cashio, Sandra Daire, Melissa Daly, Catherine Daniel, Holly Duchmann, Meranda Flowers, Councilwoman Barbara Freiberg, Joseph Furr, Brooke Goodrich, Rannah Gray, John O. Hearin, Anita Hebert, Katelyn Johnson, Sam Karlin, John Kaufman, John Kelton, Theresa Langlois, Jeannie Magdefrau, Mary Jane Marcantel, Patrick Michaels, B. J. Miletello, Aaron Mollura, Mikeila Morgan, Grant Murphy, Dyke Nelson, Chris Nichols, Mary Olinde, Tina Rance, Davis Rhorer, Katie Robinson, Caitlin Roniger, Frederick Sargent, Whitney Sayal, Austin Schroeder, Daniel Stetson, Casey Tate, Alex Thibadeaux, Jamie Turnage, Clark Vega, Gabe Vicknair, Jennifer Whittington, Diane Zhang

1. Mr. Ric Kearny called the meeting to order.
2. Mr. Ric Kearny declared a quorum.
3. Mrs. Melanie Montanaro moved to approve the agenda, Mrs. Fran Gladden seconded and the agenda was approved.
4. Mr. Gordon Leblanc moved to approve the November 13, 2018 minutes, Mr. Eric Dexter seconded and the minutes were approved.

Mr. Ric Kearny thanked The Heron for hosting the meeting.

5. Board Action – Nominating Committee – The Commission viewed, via PowerPoint, an image of the DDD logo. Each Commissioner received a copy of the proposed Nominating Committee. Mr. Rhorer requested that the nominating committee for the recommendation of 2019 DDD officers consist of Mr. Scott Hensgens, Mrs. Melanie Montanaro and Mr. Ric Kearny. **Mrs. Melanie Montanaro moved to approve the Nominating Committee as presented, Mr. Gordon LeBlanc seconded and the nominating committee was approved as presented.** The recommendation of officers will be presented at the January 8, 2019 board meeting.

2019 DDD Budget – The Commission viewed, via PowerPoint, an image of the budget, performance measures and photographs of recent projects. Each Commissioner received a copy of the proposed 2019 budget and performance measures. Mr. Rhorer informed the Commission that the proposed budget for 2019 is \$762,590 and that the DDD continues to implement the performance measures. Mr. Rhorer requested that the DDD adopt the 2019 Operating Budget and performance measures as presented. **Mrs. Fran Gladden moved to adopt the 2019 Operating Budget and performance measures as presented, Mrs. Melanie Montanaro seconded and the 2019 Operating Budget and performance measures was unanimously adopted.** Mr. Rhorer commended property owners and stakeholders for their continued support.

6. Governmental Issues – There was no information to report.

7. Update from Previous Board Meeting – There was no information to report.

8. Development Initiatives – 30 year – The Commission viewed, via PowerPoint, images of the Business Report insert. Each Commissioner received a copy of the Business Report insert that highlighted the 30 year anniversary of the DDD. Mr. Rhorer expressed that this is a passion of his and commended everyone who supported the DDD with advertisements in the insert. Mr. Gabe Vicknair recognized Mr. Rhorer for his dedication and work for the DDD and presented Mr. Rhorer with a token of appreciation from the DDD staff.

The Heron Downtown – The Commission viewed, via PowerPoint, photographs of current construction and interior of the units. Mr. John O. Hearin reviewed the current construction photographs of the 142 residential units and informed the Commission that the construction is 98% complete. There are currently 6 units leased and 9 moving into the complex in January 2019. Mr. Hearin invited everyone to tour the facility after the meeting. Mr. Hearin introduced Mr. Kenneth Brown, interior designer for the apartments. Mr. Brown briefed the Commission on the interior design concept for the project.

Mr. Rhorer commended Mr. Hearin and Mr. Brown on the project. Mr. Hearin encouraged everyone to tour the building after the meeting.

Developments Underway – The Commission viewed, via PowerPoint, photographs of current projects. Mr. Rhorer briefed the Commission on the following projects:

- **Elysian II** – Reviewed the current construction photographs of the 100 residential unit development on Spanish Town Rd. 60% market rate / 40% affordable units.
- **Licensing Board of Contractors** – Reviewed the current construction photographs of the development under construction on the corner of 6th & North Streets. They will be relocating their offices from Quail Drive.
- **Associated General Contractors** – The building at the corner of 7th and Main Streets is also undergoing a major renovation as part of the block redevelopment.
- **Spencer Calahan** – Reviewed the current construction photographs of the development under construction on the corner of St. Louis and South Blvd.
- **Cocha Mural** – The Commission viewed, via PowerPoint, a photograph of the exterior of the building. Taylor Jacobsen has begun painting the mural on the 22,000 sq. ft. building façade.
- **Chase Building** – DOTD has demolished the existing sidewalk on Florida Street between 4th & 5th Street in front of the building and are in the process of pouring new sidewalks.

Mr. Rhorer commended Mayor Broome on the passing of the road and mental health tax.

Downtown East Update – The Commission viewed, via PowerPoint, an aerial map indicating the boundaries of downtown east and photographs of projects.

Electric Depot / Red Stick Social – The Commission viewed, via PowerPoint, photographs of the exterior and interior and proposed renderings. Mr. Dyke Nelson, DNA, informed the Commission that Beau Roux and City Roots have signed an agreement for Building B. The restaurants are scheduled to open at the end of the 1st quarter of 2019 and there will be an announcement of more tenants in the following weeks. 82% of the project has been leased and the 16 apartments will be complete end of January 2019 and Building A – 30,000 sq. ft. entertainment facility will be complete by year end and opening the first quarter of 2019. Mr. Nelson commended invested partners with the project. Mr. Rhorer commended the design of the facility and everyone involved with the project.

Hotel Lincoln – The Commission viewed, via PowerPoint, a photograph of the exterior of the Hotel Lincoln. Mr. Rhorer informed the Commission that plans are to renovate the building into thirteen one bedroom residential units and 2 common spaces. There will be 3,500 sq. ft. of retail space available on the first floor. Renovation is expected to commence March 2019 with completion by the end of 2019.

Scooter Share / Bike Share – The Commission viewed, via PowerPoint, a photograph of the “Bird” scooter and a photograph of “Gotcha” bicycle. Each Commission received a copy of the newspaper articles. Mr. Rhorer briefed the Commission on the possibility of scooter share coming to Baton Rouge. Mr. Rhorer appraised the Parish Attorney’s office and requested that they review the regulations. Bike Share is scheduled to launch at locations in downtown, LSU and Southern University beginning March 2019.

Riverfront Improvements – The Commission viewed, via PowerPoint, images of proposed pedestrian staircase and retaining wall options. Mr. Gabe Vicknair informed the Commission that the DDD intern is mocking up graphics to possibly install on the riverfront pedestrian staircase connecting the River Center to Riverfront Park over River Road. In addition, sample graphics that convey movement for the retaining 395’ wall on the riverfront between Laurel & Main Streets are being developed.

Riverfront Plaza – The Commission viewed, via PowerPoint, photographs of current construction. Each Commission received a copy of the newspaper article. Mr. Gabe Vicknair informed the Commission that construction continues on riverfront plaza. Improvements will provide additional space for events, ADA ramps, lighting, sound and new plants. The improvements are expected to be complete by March 2019.

Town Square Phase II – The Commission viewed, via PowerPoint, photographs of current construction. Mr. Vicknair informed the Commission that demolition has begun on North Blvd. between 4th and 5th Streets and along North Blvd in front of the Old State Capitol. Mr. Joseph Furr, JFDS, briefed the Commission on the project and expressed that the transition between the Downtown Greenway, North Boulevard Town Square, and ultimately to River Road and the Riverfront will be improved.

Downtown Greenway – The Commission viewed, via PowerPoint, an image of the rendering. Mr. Vicknair informed the Commission that the East Blvd. project will open bids on Wednesday, December 12, 2018. Projected completion of the project is late spring / early summer 2019.

Rotary Centennial Project – The Commission viewed, via PowerPoint, photographs of the sculpture. Mr. Rhorer informed the Commission that the project is obtaining final approval from the railroad. Installation of the sculpture on the Riverfront is expected to commence in approximately 3 weeks.

Downtown Maintenance Committee – The Commission viewed, via PowerPoint, a photograph of the downtown cleanup and the Downtown Distinction award recipient. Mrs. Whitney Sayal informed the Commission that the Green Army Clean-Up for downtown was very successful. The December winner of the Downtown Distinction award in the hospitality category is the Hilton. Ms. Jamie Turnage, Director of Sales, thanked DDD for the award and expressed that she is carrying on the Hilton Blue Ribbon Committee initially begun by the previous Director of Sales, Sandra Daire. In addition, Ms. Turnage informed the commission that Hilton has recently improved the tree wells on the Lafayette side of the hotel. Ms. Turnage also informed the Commission that funds have been appropriated to open the tunnel and she will keep us updated.

Downtown Sewerage – The Commission viewed, via PowerPoint, an image of the aerial indicating the location of the sewerage work. Mr. Patrick Michaels, Outreach manager for the SSO project, briefed the Commission on the improvements currently underway in the downtown area. Mr. Michaels also informed everyone of the presentation of the ADA Self-Evaluation Plan Tuesday, December 18, 6:00 p.m. at the Goodwood Library

ABC Excellence in Construction Awards – The Commission viewed, via PowerPoint, a photograph of the award presentation and City Hall Plaza. Mr. Rhorer informed the Commission that the DDD/ City of Baton Rouge received the ABC Excellence in Construction Award for the City Hall Plaza. Mr. Rhorer commended everyone involved with the project.

Festival of Lights – The Commission viewed, via PowerPoint, photographs of 2018 Festival of Lights. Mr. Rhorer informed the Commission that the event was a tremendous success and commended everyone involved with the project.

Downtown Arts Exchange – The Commission viewed, via PowerPoint, a photograph of the event. Mrs. Sayal informed the Commission that the event has been expanded to the week of December 10-14, 2018. Everyone was encouraged to visit the market the week of December 10th and get unique local gifts.

9. Events – The Commission viewed, via PowerPoint, the logos for the following events. Each Commissioner received flyers on the events. Mr. Casey Tate briefed the Commission on the following events.

- Downtown Arts Exchange – December 10 – 14
- B. R. Arts Market – December 15
- FUMC Christmas Concert – December 16
- First Presbyterian Concert – December 16
- Ice Skating on the River – December 21- December 31
- Red Stick Revelry – December 31
- Preserve Louisiana/Old Governor's Mansion
- Manship Theatre
- LSU MOA
- Capitol Park Museum
- Old State Capitol

- River Center Events
- LASM
- USS Kidd

10. **Ongoing Projects – BREADA** – The Commission viewed, via PowerPoint, an image of the logo. Ms. Theresa Langlois informed the Commission that the Main Street Market will be open Saturday, December 22 & 29, 2018.

DBA – The Commission viewed, via PowerPoint, an image of the DBA logo. Mrs. Lauren Lambert, DBA Director, encouraged anyone who is not a DBA member to contact her for more information. Mrs. Lambert briefed the Commission on the upcoming Coffee Chat scheduled for Tuesday, December 18, 8:30 a.m. at Jolie Pearl Oyster Bar.

11. **Correspondence** – There was no information to report.

12. **Public Comment** – Mr. John O. Hearin invited everyone to tour the building.

Meeting Adjourned: